

THORNDIKE PLACE

List of Requested Waivers

As required under 760 CMR 56.05(2)(h), the following is a list of Waivers to “Local Requirements and Regulations,” including waivers from the Code of the City of Peabody, Massachusetts 2000, as amended (the “Code”) , including the Town of Arlington Zoning Bylaw, as amended (the “Zoning Bylaw”), the Rules and Regulations Governing the Subdivision of Land (Subdivision Rules) if applicable, and other Local Requirements and Regulations as defined under Section 56.02 of the Chapter 40B Regulations, including all local legislative, regulatory, or other actions which are more restrictive than state requirements, if any, including local zoning and wetlands ordinances, subdivision and board of health rules, and other local ordinances, codes, and regulations, in each case which are in effect on the date of the Project’s application to the Board. In addition to the following list of requested Waivers listed below, the Applicant requests an exception from each and every provision or requirement of all Local Requirements and Regulations issued by a “Local Board” (defined under the Chapter 40B Regulations as means any local board or official, including, but not limited to any board of survey; board of health; planning board; conservation commission; historical commission; water, sewer, or other commission or district; fire, police, traffic, or other department; building inspector or similar official or board; city council, as well as all boards, regardless of their geographical jurisdiction or their source of authority [that is, including boards created by special acts of the legislature or by other legislative action] if such local board perform functions usually performed by locally created boards) with which any aspect of its Comprehensive Permit Application, including but not limited to its proposed site development plans and any other information hereinafter submitted to the Board, is inconsistent.

Note that pursuant to Chapter 40B Rules described under 760 CMR 56.05(7), “[z]oning waivers are required solely from the “as-of-right” requirements of a zoning district where the project is located; there shall be no requirement to obtain waivers from the special permit requirements of the district.” Accordingly, any waivers which reference special permit requirements are included only for illustration purposes.

LIST OF WAIVERS/EXCEPTIONS

Title III: Article I, Sections 1 and 2	Use of Streets for Construction or Demolition Materials	Work adjacent to public ways and use of ways to place building materials or rubbish, and related application and fee requirements..	Application, permits from Board of Public Works (or Town Engineer), bond and bond requirements .	Waiver, except that Applicant shall comply with all bonding requirements.
Title III: Article I, Section 20	Excavation in Streets and Sidewalks	Work in public ways, excavation and related application and fee requirements	Application, permits and fee.	Waiver of permit and 25% of fees.

Title V: Article 8 and Town Wetland Protection Regulations	Wetland Protection By-Law; Wetland Regulations of the Town of Arlington Conservation Commission (dated June 4, 2015)	Local Wetlands Bylaw and Related Regulations and Fees.	Procedures, jurisdictional requirements, applications, fees, costs, regulations, policies, and enforcement, consultant fees.	Waiver in its entirety. Project will comply with the State Wetlands Protection Act (MGL c. 131, s. 40) and accompanying regulations under 310 CMR 10.00 et seq. through the filing of a Wetlands Notice of Intent, with state wetlands filing fee..
Title V; Article 8, Section 16.B.11	Wetlands Consultant Fees	Consultant Fees		Waiver requested of 25% of consultant fees (for 25% affordable component).
Title V: Article 15, Section 1-5	Stormwater Mitigation	Stormwater Management and permitting	Procedures, applications, Engineering Division review and approval, relief from DPW	Waiver in its entirety. Project will comply with Order of Conditions issued pursuant to state standards as contained in M.G.L. c.131, §40 and 310 CMR 10.00 et seq.
Title IX: Article 3, Sections 4A, 4B	Town Fees and Charges, Department of Community Safety and Office of Building Inspector.	Fees and charges.	Payment of fees related to fire safety, building permits, plan reviews, occupancy permits, plumbing permit, gas fitting, electrical	Waiver allowing for 25% reduction of fees (reflecting 25% of project as affordable).
Water Connection Fee Regulations	Water Privilege Fee	Fee for water connections		Waiver requested of 25% of fee (reflecting 25% of project as affordable).
Sewer Privilege Fee	Sewer Privilege Fee	Fee for connection to public sewer system		Waiver requested of 25% of fee (reflecting 25% of project as affordable).

Article 2	Definitions	Various definitions.	Various definitions applying to provisions under bylaws.	Waived in its entirety to the extent definitions vary and/or conflict with MGL c. 40B and the Site Plans.
Article 4, Sec. 4.04	Mixed Uses	Application of regulations for mixed use projects	Requires application of regulation for each use in cases of mixed occupancy	Waiver to allow for use of Property for 12 units housed in 6 duplex/two-family units, together with 207-unit apartment house, accessory parking and improvements together with open space as per site plans.
Article 5, Sec. 5.01	Use Regulations	Applicability	Buildings, structures or land shall be used only as set forth in Article 5.	Waived so that the use of buildings, structures or land shall be used in accordance with Comprehensive Permit decision pursuant to G.L.c.40B, unless otherwise provided herein.
Article 5, Sections 5.03, 5.04	Use Regulations	Uses subject to other regulations and Table of Use Regulations	Requires special permit for: a) six or more single family dwellings; b) six or more units in two family or duplex on one or more contiguous lots, requires special permit for apartment house; does not designate conservation land as permitted as of right; requires special permit for other accessory use customarily incidental to a permitted principal use.	Waived to allow residential uses, open space and residential accessory uses to be governed by Comprehensive Permit decision.

ARTICLE 6 – GENERAL REGULATIONS				
Article 6, Section 6.00 – Table of Dimensional and Density Regulations	Dimensional and Density Regulations	Table of Dimensional and Density Regulations	Regulates minimum lot size, frontage; maximum floor area; maximum lot coverage; min. lot area, lot depth (front, side and rear); maximum heights, minimum landscaped areas and usable open space.	Waived to allow Project to be constructed in accordance with dimensional requirements of zoning ordinance in PUD district except as waived herein and depicted on approved plans described within Comprehensive Permit decision.

<p>Article 6, Sections 6.01, 6.03(a) and Table of Dimensional and Density Regulations, generally and applicable to PUD District (p.61 of zoning bylaw), and Sections 6.13, 6.21, 6.28</p>	<p>General (Dimensional and Density) Regulations and Table; Reduced Height Limits in Height Buffer Area; Planned Unit Development Yards and Setbacks</p>	<p>Lot Areas and Separation of Lots; spacing of a residential building on the same lot with another principal building; in PUD district establishes a lower (40') building height on parts of lot within defined height area buffer, with greater height allowed by special permit; and sets out setbacks to street lines and front, rear, side lot lines</p>	<p>PUD requirements include</p> <ul style="list-style-type: none"> • 200,000 min. lot size; • .80 max FAR; • Max height: 85'/40' • Residential uses to be no more than 5 floors of a building; • Minimum open space requirement in PUD of 10% landscaped and 10% usable; • Allowance for buildings to street line if street is 60' wide or opposite side of street is not R2 zoning; all other instances, buildings to be set back ¼ height of average principal buildings along lot line, but minimum of 25ft from front, side, rear lot lines. <p>Requirements include use of lot or yard areas to apply to each new building on a lot and where two or more buildings intended for dwelling, required yards be provided unless modified by special permit. Regulations for yard setbacks within PUD district and maximum height of 40' for portion of lot in Height Buffer Area or special permit to exceed same, with referenced incorporation of Sections 6.13, 6.21, 6.28</p>	<p>Waived to allow Project to be constructed as depicted on approved plans described within Comprehensive Permit decision and described as follows:</p> <ul style="list-style-type: none"> - to allow more than one building on property as Project includes one larger apartment building and six two-family units. - to include reduction of setbacks and waiver of maximum height of building for portion of lot within Height Buffer area, as applicable, as shown on site plans. - to allow open space as landscaped and usable in accordance with approved plans; - to allow front yard and side yard setbacks of less than 25 feet in accordance with approved plans.
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Article 6, Section 6.07	Building in Floodplain	Dimensional and density regulations together with additional regulations of Section 11.04	Includes regulations within Section 6 and Section 11.04	Waived to the extent not consistent with Site Plans
Article 6, Section 6.10	Sale or Lease of Lots in a Planned Unit Development	Upon completion of environmental design review, tracts of land of at least 30,000 sf may be leased or sold for development in accordance with PUD site plan	Requires tracts within PUD development to have principal building, offstreet parking, open space or plaza as required as result of environmental design review under Section 11.06 of Bylaw.	Waiver of provisions, consistent with waiver of Section 11.06 environmental design review process; project to be governed by Comprehensive Permit decision and incorporated plans therein
Article 6, Section 6.12b	Exception to Maximum Floor Area Ratios		Applicant to submit materials to ZBA/ARB under Section 11.06	
Article 6, Section 6.26	Buildings of Uneven Height or Alignment	Establishes formula to determine setback for buildings of uneven height or alignment	Required yard to be length + height/6	Waiver to allow for setbacks as shown on Site Plans incorporated in Comprehensive Permit decision. <i>(See attached sheet?)</i>
Article 6, Section 6.30	Open Space Regulations for Planned Unit Developments	Sets out minimum open space within PUD district for apartment uses	Minimum open space for apartments in PUD district is 10% landscaped/10% usable open space	Waiver of provisions; project to be governed by Comprehensive Permit decision and incorporated plans therein
<u>ARTICLE 8 – OFF STREET PARKING AND LOADING</u>				

Article 8.01	Off Street Parking	Off Street Parking Requirements	Requires 2 per dwelling unit (1, 2, 3 families) and 1.15 per one bedroom, 1.5 per two bedroom and 2 per three bedroom plus, for calculated total of 304	Waiver of provisions to allow for 304 spaces; project to be governed by Comprehensive Permit decision and incorporated plans therein
Article 8, Section 8.12.a(3)	Parking/Loading space standards – Minimum access aisle widths	Establishes minimum aisle widths for off street parking spaces	Minimum 24' aisle width of 90 deg angle parking	Waiver to allow for reduced access aisle width of 23+ feet within garaged parking as shown on Site Plans.
Article 8, Section 8.12(a)(11)	Parking/Loading space standards	Special permit to allow up to 20% of spaces in a garage/parking lot to be sized for compact cars	Special permit to allow up to 20% of spaces in a garage/parking lot to be sized for compact cars	Waiver to allow for >20% of spaces to be compact spaces (30% of garaged spaces) as shown on Site Plans
Article 8, Section 8.12(b)(1)	Parking/Loading space standards	Establishes setbacks for paved parking surfaces for parking for over 5 spaces not inside a structure	10 foot setback to front lot lines/lot lines abutting residences or 5 foot rear/side setback for wall/fence with plantings; or no less than front yard setback of district.	Waiver to allow for less than required setback on western parking area, as shown on Site Plans.
Article 8, Section 8.12(b)(3)	Parking/Loading space standards	Location of parking areas	Parking not to be within required front yard.	Waiver to allow for parking area off Dorothy Road as shown on Site Plans.
ARTICLE 10: ADMINISTRATION AND ENFORCEMENT				Waived. Project governed by Comprehensive Permit.
Article 10, Section 10.02	Permit Required	Permits issued only in compliance with zoning bylaw.	No permit shall be issued if the building, structure or lot as constructed or used would be in violation of any provision of the Bylaw	Waiver so that construction and use of buildings and land be in accordance with the Comprehensive Permit decision.

Article 10, Section 10.11	Special Permits	Special Permit process	Special Permit required under Bylaw for review by ZBA or ARB (under Section 11.06) to review applications for Special Permits, including set of findings at 10.11(a)(1) and includes a two-year time period to make use of special permit.	Waiver; ZBA review to adhere to Chapter 40B and 760 CMR 56.00 review standards, provisions for lapse of permits and single board (ZBA) review for local permitting of Comprehensive Permit application.
Article 10, Section 10.11	Variances	Variance review process	ZBA is empowered to grant variances of Bylaw in accordance with Section 10 of Chapter 40A.	Waiver; ZBA review to adhere to Chapter 40B and 760 CMR 56.00 review standards and to issue waivers of local regulation, bylaws or rules.
ARTICLE 11 SPECIAL REGULATIONS				
Article 11, Section 11.04(a)- (g)	Floodplain District	Governing regulations and special permit review by ZBA/ARB	Permit required for specific uses and structures; seeks to require compliance with Sections 11.04 and 11.05 of Bylaw and Wetlands Protection Bylaw (Title V, Art. 8 of Town Bylaws), in addition to State Law (MGL 131, 40) and State Regulations (310 CR 10.00) and State Building Code. Establishes special permit process for new buildings or earth movement in floodplain.	Waiver for special permit process/environmental design review and waiver of application of local wetlands bylaw (Title 5 of Article 8), rules or regulations and Section 11.05 of Zoning Bylaw. Project to be governed by Comprehensive Permit.
Article 11, Section 11.05(b), (d), (e), (f)	Inland Wetland District	Permit required for specific uses and structures.	Permit required for specific uses and structures.	Waived. Project governed by Comprehensive Permit.

Article 11, Section 11.06(b), Section 11.06(d)(1), (4), (5), (6), and 11.06(e) and 11.06(f)	Environmental Design Review	Environmental design review and standards for projects including six or more dwelling units (11.06(b)(1)(b) or use within a PUD (Section 11.06(b)(2).	Uses subject to Section 11.06(b) may be allowed subject to special permit upon application to ARB to include materials set out in Section 11.06(d) as well as certified land surveyor survey plan of land and corner points of lot to be marked by monument or other physical demarcation. Before special permit to issue, public hearing before ARB. Review standards as contained in Section 11.06(f).	Waiver of Environmental Design Review (EDR), special permit application submittal, standards, and hearings before ARB. Waiver to include waiver from adherence to EDR submittal requirements of Section 11.06(d) and review standards of Section 11.06(e)/(f). Applicant proposes to submit to ZBA within review of Comprehensive Permit application 3D computer modeling for project and existing conditions plans scaled 1"=80' overall and 1"=30'; waiver of environmental impact statement; waiver of sign applications; signage to comply with zoning bylaw and are to be depicted on final approved site plans, with exception of temporary construction signage as approved by Building Official from time of commencement of project to completion of construction.. Project review to be accordance with public hearing process as established under MGL c.40B and its regulations at 760 CMR 56.00 et seq.; project to be governed by Comprehensive Permit decision.
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Article 11, Section 11.07	Filling of Any Water or Wet Area	Filing submission requirements, review and standards within Environmental Design Review involving fill of water or wet areas of 500 cubic yards or greater or where area involved is >10,000 sq. ft. and approved under State WPA	Conditions on filing requirements and fill standards/limits..	Waiver to forego preparation of plans/documents for separate review. To the extent project requires submission of Notice of Intent under State WPA to the Arlington Conservation Commission; standards and criteria applicable are those contained in State Act and its regulations.
Article 11, Section 11.08	Affordable Housing Requirements	Affordable housing requirements for projects including six or more residential units under Section 1..06	Requires 15% of new residential units be Affordable Units (as defined in Zoning Bylaw, Section 11.08), or contribution to Affordable Housing Trust Fund, by allowance of ARB	Waiver to the extent Section 11.08 varies or is not consistent with Chapter 40B, its regulations and the rules and policies of DHCD and MassHousing. Applicant's project is subject to affordable housing requirements as contained in M.G.L. c.40B and its regulations under the New England Fund Program of Home Loan Bank of Boston, in accordance with Site Approval given by MassHousing and Regulatory Agreement approved by the State..

Article 15	Aquifer Protection District.	Restricts uses within defined District boundaries.	Prohibits certain uses and requires special permit to allow certain uses.	Waived in its entirety. Allow for the use, operation and tie-in of a package treatment plant, to be constructed and located on a parcel of land located on or adjacent to the Property with rights secured by an easement and/or other requirements of the MA DEP, with sewer lines and other appurtenances onto the Property to serve each of the rental units as depicted on the Site Plans, as well as current and future non-residential uses within the vicinity of the Property if permitted by MassDEP. Also allow Property to contain in excess of 15% impervious surfaces, provided that stormwater management controls are implemented and maintained in accordance with MassDEP stormwater standards as depicted on the Site Plans.
Article 17	Open Space Preservation Development (OSPD)	Permits certain OSPD Projects within all defined Districts.	Permits certain OSPD Projects within all defined Districts by Special Permit .	Waived.

Section 3.1, 3.2	Application and Documentation	Application contents	Complete application filed upon submittal of documentation of Section 3.0	Waiver of certain submission requirements beyond the requirements of 760 CMR 56.00 at time of initial filing; additional documentation to be submitted to Board within public hearing process and review by peer review consultants.

Section 3.2.5	Preliminary Site Development Plan	Includes defined elements of Site Plans submitted as preliminary site development plans	<p>Preliminary Site Plans to show locations and outlines of buildings; proposed locations; general dimensions and materials for drives/parking areas, walks and paved areas; proposed landscaping improvements and open areas including street trees, seating areas and landscape buffers. Site plan to be signed/stamped by professional engineer. Site Plan to include:</p> <p><u>3.2.5.1</u>: delineated wetland resource areas under State and local regulations on stamped plan;</p> <p><u>3.2.5.2</u>: existing and proposed topography at 2' intervals;</p> <p><u>3.2.5.3</u>: existing structures on adjacent properties within 100 feet;</p> <p><u>3.2.5.4</u>: existing significant environmental features</p> <p><u>3.2.5.5</u>: proposed stormwater mgt.system</p> <p><u>3.2.5.6</u>: proposed entrance and egress;</p> <p><u>3.2.5.7</u>: proposed lighting and photometric analysis;</p> <p><u>3.2.5.8</u> proposed site power generation facilities;</p> <p><u>3.2.5.9</u>: proposed wireless communication facilities.</p>	<p>Waiver to allow for submitted preliminary site plans to adhere to standards of 760 CMR 56.00 and to be supplemented, during the course of Board review and responsive to comments with respect to the following:</p> <p>General: Site Plan C-2.0 (Overall Site Plan) is preliminary in nature and upon finalization will be stamped by project engineer. Waivers for initial submission as to the following subparts of Section 3.2.5:</p> <p><u>3.2.5.1</u> – preliminary designation of wetland resources shown on plans, but to be updated upon filing under State WPA;</p> <p><u>3.2.5.2</u> – Waiver approved for topography at 2' elevations on preliminary site plans for the 17+acre site; more limited contour lines contained on Existing Condition Plan (Plan C-1.0);</p> <p><u>3.2.5.5</u> Waiver for submission of stormwater management at initial filing; stormwater management and standards to be addressed within State wetlands filing and provided to Board for concurrent review;</p> <p><u>3.2.5.7</u> – Waiver for submission of lighting and photometric analysis at initial filing;</p> <p>Applicant to supplement Board with materials upon review of preliminary location of building on property;</p>
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Section 3.2.7	Preliminary Scaled Architectural Drawings	Preliminary Architectural	To be on scale of 1/8"=1"; include typical floor plans, typical elevations and sections; construction type and finish and signed by architect;	Waiver sought for scale of 1/8"= 1"; Building Layout Plan at 1/32'= 1" and related architectural plans on larger scale. Construction type is detailed within narrative of design approach and depicted on colorized architectural plans (lap siding, pitched roofs on houses; and continuation of lap siding theme for apartment units, with planes and masses to break long stretch of structure.)
Section 3.2.13	Impact Analysis of Natural and Built Environment	Impact analysis to be prepared by wetland scientist, environmental scientist, hydrologist, professional engineer, soil scientist, botanist, hydrogeologist or other scientific professional	Impact analysis by scientific professional to assess predevelopment conditions and post-development impacts water quantity/quality; recharge, open space/recreational land; wildlife habitat and wetland resources; species of special concern and historic/ cultural resources	Waiver for an impact analysis at initial filing and to be supplemented to the Board within the public hearing process, as project may be further refined within public process.
Section 3.2.14	Traffic Impact Report	Are you including PRELIMINARY Traffic? Is there anything to hurt project?	.	???NEEDED??

Section 3.2.15	Statement of Impact on Municipal Facilities and Services	Applicant to provide impact analysis	Detailed analyses of costs imposed on Town as well as anticipated tax and other revenue to be generated	Waiver of impact analysis at initial filing; Applicant agrees to timely provide the same within the public hearing process for review by Board and its consultants.

Sections 3.323	Plans to be Approved under Subdivision Control Law/Definitive Plan	Preliminary and definitive plan filing, submission, application and application content requirements.	Preliminary and definitive plan filing, submission, application and application content requirements.	Waived. To be governed by application and supplemental materials filed, approved and endorsed under the authority of Massachusetts General Laws Chapter 40B.
Section 3.324	Plans to be Approved Under the Subdivision Control Law/Definitive Plan/Review of Board of Health as to Suitability of the Land	Review of Board of Health as to Suitability of the Land	Requires Board of health to report to planning Board regarding approval or disapproval of plan in accordance with Subdivision Control Law.	Waived.
Section 3.327	Plans to be Approved Under the Subdivision Control Law/Definitive Plan/ Approval, Modification or Disapproval.	Board shall approve, modify or disapprove the definitive plan in accordance with MGL c. 41, ss. 81K-81GG.	Board shall approve, modify or disapprove the definitive plan in accordance with MGL c. 41, ss. 81K-81GG.	Waived.
Section 3.328	Plans to be Approved Under the Subdivision Control Law/Definitive Plan/Certificate of Approval.			Waived.

Section 3.329	Plans to be Approved Under Subdivision Control Law/ Performance Guarantee			Waived.
Section 3.330 through 3.333	Plans to be Approved Under Subdivision Control Law/Reduction of Bond or Surety			Waived.
Sec. 4.22	General Requirements for Land Subdivision/Public Sewers and Private On-Lot Systems.	Sewer Design Requirements.	Sewer Design Requirements.	Waived. Governed by 314 CMR 5.00, Groundwater Discharge Regulations and Permit by the MA DEP, and the Comprehensive Permit.
Section 4.6	General Requirements for Land Subdivision / Earth Removal	Requirements for Earth Removal	Compliance with Local Requirements for Earth Removal	Waived. Removal of materials from property in excess of that required for roadway construction. See Site Plans.

Section 5.12	Design Standards/Streets/Cross-sections	Design Requirements.	Miscellaneous Design Requirements.	Waived.
Section 5.131	Design Standards/Streets/Alignment and Intersections	Design Requirements.	Miscellaneous Design Requirements for Minimum Radii of the Centerline of Curved Streets.	Waived to establish minimum radii of curved streets/roadways, all as depicted on Site Plans.
Section 5.214	Design Standards/Drainage/Design Criteria	Runoff Analysis	Use of TR-55 for Runoff Analysis.	Waived. TR-20 method to be used.
Section 5.131	Design Standards/Streets/Alignment and Intersections	Design Requirements.	Miscellaneous Design Requirements for Minimum Radii of the Centerline of Curved Streets.	Waived to establish minimum radii of curved streets/roadways, all as depicted on Site Plans.
Section 5.214	Design Standards/Drainage/Design Criteria	Runoff Analysis	Use of TR-55 for Runoff Analysis.	Waived. TR-20 method to be used.

Section 5.219	Design Standards/Drainage/ Design Criteria	Embankments Along Drainage Basins	Must have 4:1 slope.	Waived. A 3:1 slope is allowed. If conditions (i.e., topographic and/or proximity to wetland resources) dictate a slope condition necessary to preserve the natural environment, the slope will be evaluated upon review of the final storm water calculations and design, which are required to be prepared as a condition of the Comprehensive Permit.
Section 5.223	Design Standards/Drainage/ Design Criteria	Requirements for Storm water Basin and related appurtenances outside a proposed street layout.	Requirements for Storm water Basin and related appurtenances outside a proposed street layout.	Waived. Applicant shall comply with DEP Storm water Management Policy and final design layout shall be subject to approval by ZBA in accordance with Comprehensive Permit.

Section 5.224	Design Standards/Drainage/Design Criteria	Requirements for Storm water Basin and related appurtenances outside a proposed street layout.	Requirements for Storm water Basin and related appurtenances outside a proposed street layout.	Waived. Applicant shall comply with DEP Storm water Management Policy and final design layout shall be subject to approval by ZBA in accordance with Comprehensive Permit.
Section 5.244	Design Standards/Drainage/Drainage Collection System	Maximum depth of any portion of the drainage system.	Maximum depth shall be ten (10) feet below finished grade.	Waived only if as a consequence of localized topography, a greater depth is necessary for engineering purposes based upon ZBA Consulting Engineer's determination that such a waiver will not have any significant adverse impact on public health, safety and the environment, and Class V RCP shall be used in locations having greater than ten (10) feet in depth.
Section 5.5	Design Standards/Lots	Requires all subdivision lots to comply with area, frontage, and width requirements of the Wrentham Zoning Bylaws in effect at the time of application.	Requires all subdivision lots to comply with area, frontage, and width requirements of the Wrentham Zoning Bylaws in effect at the time of application.	Waived. Lots shall be developed in accordance with final Site Plans.
Section 6.4	Improvements in Subdivision/Lighting	Design requirements for street lighting.	Design requirements for street lighting.	Waived. Applicant shall implement "lantern-style" lighting in lieu of standard metal poles as depicted on the Site Plans.

Section 7.21	Street Construction/Roadways	Construction Requirements.	Miscellaneous Street Construction Requirements.	Waived. Roadways shall be constructed in accordance with "Typical Cross Section for Street Layouts," as shown on the Site Plans approved by the Comprehensive Permit.
Section 7.32	Street Construction/Curbing	Specifications for curbing.	Specifications for curbing.	Waived. Specifications for residential roadways to be Type I.1 bituminous concrete. Horizontal curves having a radius of less than 50 feet shall be granite curbing, which is a reduction from the 400 feet required. Based upon the current plan, vertical granite is to be installed at the roadway intersections.
Section 7.51	Street Construction/Sidewalks	Sidewalk specifications and standards.	Sidewalk specifications and standards.	Sidewalks to be located on only one side of streets as identified in the Comprehensive Permit and shown on Site Plans.
	Mail box pickup for USPS locations	Use Regulations	Unknown	Waived. Setback and parking placements as shown on Site Plans.

	Wrentham Board of Health Submittal Guidelines for Subdivision Plans, Site Plans, or Other Types of Project Plans, dated January 2003	Miscellaneous Submittal Guidelines	Information required to be submitted under guidelines	Waived, subject to Comprehensive Permit.
	Wrentham Board of Health Regulations for the Siting, Construction, Inspection, Upgrade, Repair and Expansion of On-Site Wastewater Disposal Systems dated, February 26, 1996	Local Septic Systems Regulations	Standards for Septic Systems in Excess of State Title 5 Regulations	Waived, subject to Comprehensive Permit..
	Effect of the Underlying Groundwater System on the Rate of Infiltration of Stormwater Infiltration Structures, dated May 21, 2002	Infiltration and Structural Requirements.		Waived, subject to Comprehensive Permit.

Thorndike Place (Arlington)

	Infiltration Pond Design Lateral Flow Conditions, dated July 18,1989 (Revised 2002)			Waived, subject to Comprehensive Permit.
	Wrentham Board of Health Stormwater and Runoff Management Regulations, dated April 1, 1991. Amended 2009			Waived, subject to Comprehensive Permit.
	Stormwater Guidance Series No. 1, 24-Hour Rainfall, dated February 7, 1999 (Revised: August 17, 2002)			Waived, subject to Comprehensive Permit.

	Town Bond, Security, Building Permit Fees and other Fees and Related Costs/Requirements			Waive all fees and surety requirements except as provided in the Comprehensive Permit.